



SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
July 22, 2014
REGULAR MEETING

Agenda #		Action or Direction
I	Call to Order	Chair Wood called the meeting to order at 6:00 p.m.
II	Roll Call	Commissioner Ramirez was absent.
III	Chairperson's Opening Remarks	
IV	30 minute Citizen Comment Period	No comments.
1	<u>Consent Agenda</u> Consider the approval of the Regular Meeting on July 8, 2014.	Approved on consent 8-0.
2	<u>Public Hearings:</u> CUP-14-23 (Tres Hermanas) Hold a public hearing and consider a request by David Chiu for renewal of a Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 2550 Hunter Road.	Public Hearing: No comments. Approved 8-0 with the following conditions: <ol style="list-style-type: none"> 1. The CUP shall be valid for one (1) year, provided standards are met, subject to the point system; 2. Include the statement "Due to the close proximity of a school campus, please be alert for students and drive carefully. This restaurant will accommodate, as necessary, and any individual that needs transportation after consuming alcoholic beverages" on the restaurant menus; 3. The restaurant shall operate such that gross revenue from alcohol sales will be less than 25% of total gross revenue for the

		<p>business, with the restaurant submitting annual reports indicating this condition has been met;</p> <ol style="list-style-type: none"> The primary entrance for the restaurant shall remain at least 200 feet from the primary entrance of the school; and Alcoholic beverages shall not be served earlier than 11 a.m. or later than 10 pm.
3	<p><u>CUP-14-24 (Chances “R”)</u> Hold a public hearing and consider a request by Johnny L. Finch for an amendment to an existing Conditional Use Permit (CUP) to expand the service area for the sale of mixed beverages for on-premise consumption to a rear patio at 138 & 142 S. LBJ.</p>	<p>Public Hearing: No comments.</p> <p>Approved 8-0 with the following conditions:</p> <ol style="list-style-type: none"> The permit shall be valid for one (1) year from issuance of the Certificate of Occupancy for the patio, provided standards are met, subject to the point system; and The permit shall be posted in the same area and manner as the Certificate of Occupancy.
4	<p><u>CUP-14-25 (Rooftop on the Square)</u> Hold a public hearing and consider a request by Brandon Cash on behalf of Rooftop on the Square for a renewal of an existing Conditional Use Permit to allow for the continued sale of mixed beverages for on-site consumption at 126 S Guadalupe Street.</p>	<p>Public Hearing: No comments.</p> <p>Approved 8-0 with the following conditions:</p> <ol style="list-style-type: none"> The permit shall be valid for one (1) year provided standards are met and subject to the point system; All requirements of Section 4.3.4.2 for Conditional Use Permits must be met; No live music and no speakers are permitted in the outdoor patio areas; All exterior doors must be maintained in an automatically assisted closed position.
5	<p>Presentation, discussion, and direction to staff on the Land Development Code Revisions (Code SMTX).</p>	<p>John Foreman and Matthew Lewis gave a brief overview. No comments from the Commission.</p>
		<p><i>Continued on next page.</i></p>

6	<u>Non-Consent Agenda</u> Development Services Report: a. Rhythm of the Street-July 26, 2014	Matthew Lewis gave an update.
V	Question and Answer Session with Press and Public. <i>This is an opportunity for the Press and Public to ask questions related to items on this agenda.</i>	There were no questions from the Press and Public.
VI	Adjournment	Adjourned at 6:30 p.m.